

**Hayes Township Planning Commission**  
**Regular Meeting**  
**November 18, 2014**

The regular meeting of the Hayes Township Planning Commission was called to order at 7:00 p.m., at the Hayes Township Hall, 09195 Old US 31, Charlevoix.

Planning Commission members present were, Doug Kuebler, Ed Bajos Cliff Biddick, Pat Phillips, and Jim Rudolph. Marilyn Morehead and Steve Wilson were absent. Also present were Marlene Golovich, secretary, Ron VanZee, zoning administrator and Scott Philp from Landscape Logic.

No public comments unrelated to agenda items.

Ron Van Zee stated that Scott Philp from Landscape Logic was present to speak to the PC regarding two lakeshore zoning violations.

Scott stated that his company constructed a patio in the 100' lakeshore set back. The patio is approximately 20x25 and the surface is made of natural flagstone. He was unaware that this was a violation and does not want the Township to feel he is not concerned with the ordinance and the quality of the lake. He stated his client would like to keep the patio in place and they are willing to make additional plantings within the shoreland protection strip to assure protection of the lake. His clients feel that one gathering place (such as a patio) has less impact in the shoreland vegetation. Scott presented letters of support (see attached). Scott suggested that a tradeoff for the patio could be made by increasing the plantings in the shoreland protections strip

Jim Rudolph stated that lake protection is important and that can be accomplished in a variety of ways.

Ron VanZee will find pictures of the property before the patio was added. Golovich stated that photos should exist that would show the property before the patio was added. At this time there is no relief and/or tradeoff available to the PC for this patio. The applicant could seek a variance.

The PC will discuss considering changes to the zoning ordinance that may allow patios within the 100' lakefront setback. Ron will ask Tip of the Mitt for their opinion.

The Planning Commission members reviewed the minutes from the October 21, 2014 regular meeting. Ed Bajos made a motion, supported by Doug Kuebler to accept the minutes as written. Motion carried unanimously.

Doug Kuebler reported on Township Board activities. The tree removal at Camp Sea-Gull is done and the park looks great. Jerry Simpson will be plowing the park again this year. Board of Review will be meeting December 9, at 4:00 p.m. There will be a spring clean up in 2015 but the dates have not been confirmed yet. Supervisor Knepp has appointed Anne Kantola as Deputy Supervisor. Emmet County is taking over ambulance service from Allied.

Zoning Administrator, Ron VanZee presented a written report with an oral overview. He passed out a memorandum of understanding for the Phil Moore property. He is waiting for attorney comments.

Ron also asked the PC for advice on how to handle the Moblo parcel division and special use permit. The PC consensus was that if the 3 parcels are combined into two than a public hearing with new site plans would need to be held for the two parcels. The owner of record would also need to be on the application for the new special use.

Jim Rudolph made a motion, supported by Doug Kuebler to grant a 60 day extension on the Harmon rezone application. Motion carried unanimously.

Jim Rudolph stated that he attended a meeting held by the Council of Governments where they discussed the need for affordable housing. One suggestion they made was that the Township require affordable housing as part of any new developments. United Way is giving a report at the local chapter of the MTA meeting on November 24, 7:00 p.m. on the ALICE report. The report gives information about how many families in our area that are working but still not making enough money to meet their basic needs.

Pat Phillips made a motion, supported by Doug Kuebler to cancel the regular meeting of December 16, 2014. Motion carried unanimously. A notice will be placed at the hall and on the web page.

The next regular meeting of the Planning Commission is scheduled for January 20, 2015.

Cliff Biddick made a motion, supported by Ed Bajos to adjourn at 8:45 p.m. Motion carried unanimously.

Respectfully submitted

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Marlene Golovich, recording secretary

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Steve Wilson Planning Commission Secretary

Minutes approved as written January 20, 2015

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